

The regular meeting of the Conway Historic District Commission was held on Monday, January 31, 2022, in person, in the City Council Chambers at City Hall. The following members were present and acting: Steve Hurd, Liz Hamilton, Shane Lind, Emily Walter, Shelby Fiegel, and Margaret West. Marie Cason was absent.

December meeting minutes were approved 4-0 on a motion made by Marie Cason and seconded by Shane Lind, without the Chairman voting.

## **I. PUBLIC HEARINGS- ROBINSON HISTORIC DISTRICT**

### **A. 1832 Robinson Avenue- Signage**

The applicant (James Walden) and owner (City Church of Conway) is proposing to develop new signage. The church is a one-story mid-century modern design. The applicant would like to place a large wall sign on the Robinson Ave façade and two small free-standing two pole (monument) style signs along the Mitchell St frontage and near the intersection of Mitchell St and Robinson Ave. These signs would help identify the church and aid with wayfinding to the church parking lot.

Several residents shared comments against the signage.

Discussion from the Commission included pros and cons of the signage on the building vs the addition of a monument sign (not exceeding 16 square feet). The Commission discussed the importance of keeping the integrity of the building and ensuring it fits with the historic nature of the neighborhood.

Planning Director James Walden shared the Historic District guidelines as written as well as the City of Conway signage guidelines as written. The guidelines allow one ground mounted monument sign and one sign on the building (not to exceed 16 square feet).

After discussion, a resident (1822 Robinson) shared that they did not believe that the signage complies with the Historic District guidelines.

Recommendations discussed were as follows:

1. The Mitchell St sign shall be removed, and the remaining ground-mounted sign moved out of the right-of-way and clearview zone.
2. No signage shall be illuminated after 8 p.m.
3. Landscaping shall be required around the base of the ground-mounted sign.
4. No untreated wood cladding shall be added, and the existing cladding may be painted to minimize reflectivity of light from the wall sign.
5. Application for sign permits shall be made prior to issuance of the Certificate of Appropriateness.
6. Location of the wall signage (16 square feet) will be adjusted to the center wall to the east of the door. Lighting will remain as is. No new lighting shall be installed.

Emily Walter motioned to approve the motion with recommendations and additional changes. Shelby Fiegel seconded the motion. The motion passed 4-1, with Shane Lind opposing the motion and the Chairman not voting.

### **B. 835 Faulkner Street- Request for Demolition**

Tricia O'Connor/The Kitchen Store (the applicant) is proposing to demolish the existing single-family home/converted office following a significant fire which caused extensive damage to the structure on the grounds of economic hardship and environmental hazards. The L.S. Dunaway House/Kenmar Building was constructed circa 1915 in the Craftsman style. Lewis Dunaway was a newspaper agent. The structure was later converted to an office building and modified. The structure was included in the 2020 resurvey of the Robinson District and was listed as a non-contributing structure at that time.



Conway Planning staff recommended approval of the demolition of the structure on the basis that the interior damage, environmental hazards, and likely restoration cost make restoration an unreasonable alternative to demolition.

Marie West motioned to approve, and Commissioner Shane Lind seconded. The motion passed 5-0, without the Chairman voting.

## II. PUBLIC HEARING- OLD CONWAY OVERLAY DISTRICT

### A. Block 16 Srygley Addition/500 Block of Oak Street- New Fuel Station

Michael Clotfelter (the applicant) is proposing to construct a new 5,620 square-foot gas station and convenience store on an entire block of Oak St between Ingram St and Lincoln St. The structure will be constructed in a modern style that represents a prototype for a typical Kum & Go Store. The structure falls within the Urban and Transition districts that are meant to serve as an extension of downtown.

Conway Planning staff recommends denial of the application. The architectural design of the structure fails to meet numerous requirements of the ordinance and it does not appear consideration of the requirements of the HDC or district were given in design.

Steve Hurd recommended tabling the discussion and allowing the applicant an opportunity to design the proposal.

Shelby Fiegel motioned to table the discussion and Liz Hamilton seconded. The motion passed 5-0, without the chairman voting.

## III. DISUCSSION

### A. Secretary Rotation

The Commission will rotate secretarial duties. A proposed schedule is as follows:

- Liz - February
- Shelby - March
- Margaret - April
- Shelby - May
- Shane - June
- Shelby - July
- Emily - August
- Shelby - September
- Marie - October
- Shelby - November
- December (undecided)

Schedule is subject to change.

A motion to adjourn, made by Shelby Fiegel and seconded by Shane Lind, was approved unanimously.